119.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,300 / 860,300
					USE VALUE:	860,300 / 860,300
					ASSESSED:	860,300 / 860,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARAKELIAN ARTHUR C & ROSE
Owner 2:	
Owner 3:	
Street 1:	50 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2418 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8436.000	381,300	7,800	471,200	860,300
Total Card	0.194	381,300	7,800	471,200	860,300
Total Parcel	0.194	381,300	7,800	471,200	860,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.79 /Parcel: 355.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77160

GIS Ref

GIS Ref

Insp Date 08/21/18

!9272!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,300	7800	8,436.	471,200	860,300		Year end	12/23/2021
2021	101	FV	367,300	7800	8,436.	471,200	846,300		Year End Roll	12/10/2020
2020	101	FV	367,300	7800	8,436.	471,200	846,300	846,300	Year End Roll	12/18/2019
2019	101	FV	331,200	8100	8,436.	471,200	810,500	810,500	Year End Roll	1/3/2019
2018	101	FV	331,200	8100	8,436.	403,800	743,100	743,100	Year End Roll	12/20/2017
2017	101	FV	331,200	8100	8,436.	376,900	716,200	716,200	Year End Roll	1/3/2017
2016	101	FV	331,200	8100	8,436.	323,100	662,400	662,400	Year End	1/4/2016
2015	101	FV	275,700	8400	8,436.	289,400	573,500	573,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:46:41

LAST REV

Date	Time
11/17/21	09:36:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9808-516		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	77160
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2011	1852	Re-Roof	5,200					

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Entry Denied	189	PATRIOT
2/16/2000	Mailer Sent		
2/14/2000	Measured	268	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8436		Sq. Ft.	Site		0	70.	0.80	4									471,158						471,200	

Total AC/HA:	0.19366	Total SF/SM:	8436	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	471,158	Spl Credit		Total:	471,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.30217385
Const Adj.:	1.00191343
Adj $ / SQ:	130.467
Other Features:	113598
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468437
Depreciation:	87129
Depreciated Total:	381308

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

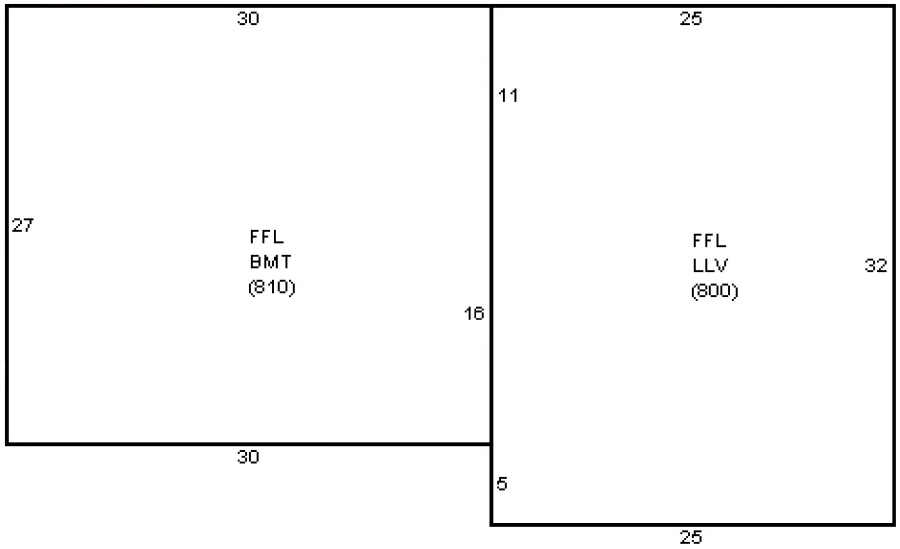
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.51
Special Features:	0	Val/Su Net:	118.42
Final Total:	381300	Val/Su SzAd	236.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,610	130.470	210,051
BMT	Basement	810	59.490	48,189
LLV	Lower Level	800	67.520	54,013
	Net Sketched Area:	3,220	Total:	312,253
Size Ad	1610	Gross Area	3220	FinArea 2418

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1980	4.13	T	31.2	101			600			600
A2	WOOD SHD	D	Y	1	8X20	A	AV	1980	7.25	T	31.2	101			800			800
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1980	18.09	T	31.2	101			6,400			6,400

More: N | Total Yard Items: 7,800 | Total Special Featues: | Total: 7,800